



Stamer House,  
Quarry Avenue



**OneAgency**

01782 970222

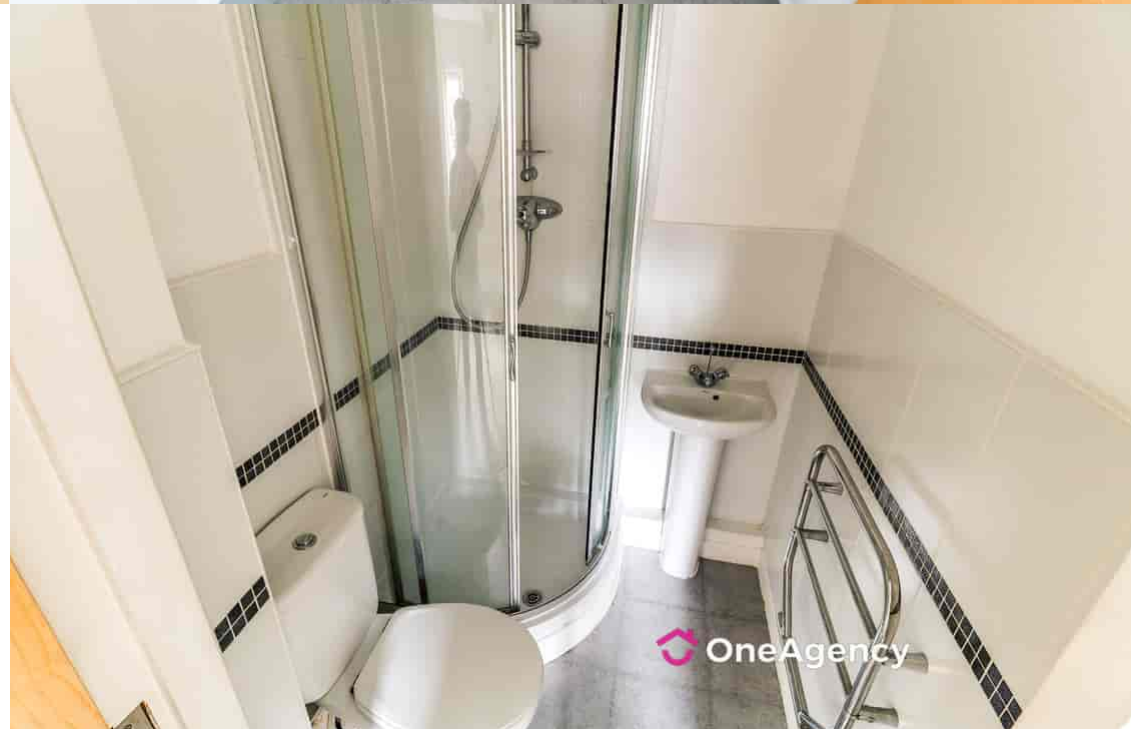
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# Offers in Region of £115,000

A two bedroom ground floor flat, ideally situated in the sought-after area of Hartshill, just a short distance from Royal Stoke University Hospital and a range of local amenities. The property offers a master bedroom with en suite shower room, a second bedroom, a separate bathroom, and a bright open-plan living/kitchen area. A private garage is included, providing convenient off-road parking or additional storage space, alongside access to the communal parking area for further parking options. Offered with no onward chain, this apartment is ideal for owner occupiers, or landlords seeking a well-located, low-maintenance property.





#### Entrance Hallway

Electric heater, built-in storage area with water tank, additional storage area.

#### Bedroom One

2.89m x 3.53m (9' 6" x 11' 7") Double glazed window to front, electric heater.

#### En Suite

Shower cubicle WC hand wash basin part tiled walls heated towel rail.

#### Bedroom Two

3.54m x 2.39m (11' 7" x 7' 10") Double glazed window to the front, electric heater.

#### Living Room

3.54m Max x 2.23m Max (11' 7" x 7' 4") Double glazed french doors to front, electric heater.

#### Kitchen

3.13m x 2.08m (10' 3" x 6' 10") Fitted with range of wall base and drawer storage units fitted oven and hob with extractor above, integral fridge and freezer, space for dishwasher and washing machine.

#### Bathroom

1.77m Max x 2.31m Max (5' 10" x 7' 7") Bathroom suite comprising of panel bath with shower above,, WC and pedestal wash hand basin heated towel rail. Part tile walls.

#### Outside

Garage to the rear of the development in addition to communal parking.

#### Agents Notes

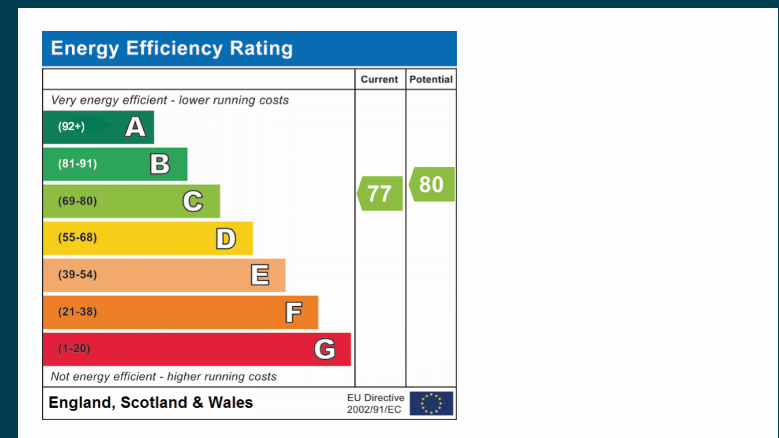
Leasehold property

Term : 999 years from 1 January 2005

We understand the current service charge is £92 per month and interested parties are advised to confirm this via their solicitor.

Stoke-on-Trent Council tax band A





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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.